

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, March 7, 2011 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

I. ROLL CALL

Commissioners Present: David Walter, Michael Gentile, Elizabeth Kehoe, John West, Jim Muehling and Michael Szakaly

Commissioner(s) Absent:

Staff Present: Lisa Abbott, Bob Woolford, Doris Sims and Janet Roberts

Other(s) Present: Susie Johnson, Public Works Director; Mike Trexler, City Controller; Danise Alano, Economic Development Director; Justin Wykoff, Engineering Services Manager; Adam Wason, Assistant Economic Development Director

II. READING OF THE MINUTES. Michael Gentile moved to approve the minutes for October 4, 2010 and December 13, 2010. Michael Szakaly seconded the motion. The minutes were unanimously approved.

III. EXAMINATION OF CLAIMS – Michael Gentile moved to approve the claims for February 4, 2011 for \$82,083.62; February 18, 2011 for \$72,466.69; and March 4, 2011 for \$141,036.26. John West seconded the motion. The claims were unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Abbott reported the CDBG recommendations were approved at the Council meeting, but it is still unknown what cuts Congress is going to make to the grant amounts. They are also still looking at the cutting the Housing Counseling money. The Annual Action Plan will still be posted for public comment on Friday and sent to HUD on April 15th, but it is highly likely the plan will need to be amended.

Abbott said the Broadview and Crescent Point neighborhoods have been chosen for clean-ups in May and June. The Downtown Cleanup will be on April 29th.

C. Budget Summary Reports.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A. RESOLUTION 11-05: Approval of Expenditure of Funds from the Tapp Road TIF for Public Improvements. Wykoff explained this resolution is to fund continuation of Phase Three for Tapp Road. The design and appraisals for right-of-way acquisition are done and they are ready to begin making the offers to purchase the right-of-ways. The plan is to come back to the RDC in July to request funding to begin construction. Wykoff stated they don't want to begin the third phase for Tapp Road until W. Third Street is finished which should be by July 21st.

West asked the boundaries of the third phase. Wykoff explained the project begins at Deborah Drive

to the round about. The project includes a sidepath on the north side, a sidewalk on the south side and a 65 foot span bridge section, which the runs over the Clear Creek Trail. The next piece of the project will be to do the realignment of Weimer Road.

West asked who will pay for the trail part of the project. Wykoff said Cassady is supposed to pay for part the 12 foot path.

West asked if the acquisition of Tapp Road is on the north or south side. Wykoff stated it is on both sides of the road. West asked if he has a conflict because he owns land in the section the City wants to purchase. Abbott said West should abstain.

Szakaly asked if the TIF has the funds to pay for this phase of Tapp Road. Abbott said there is enough in the TIF – currently \$3 million.

Michael Szakaly moved to approve the resolution. Michael Gentile seconded the motion. Resolution 11-05 was approved with four in favor and John West abstaining. **ADOPTED.**

VII. BUSINESS/GENERAL DISCUSSION

A. RFQ for Certified Tech Park Core (CTP) Purchase. Alano gave the Commissioners a packet of information regarding the CTP Core purchase. She said the information was given so the Commissioners could examine the information and ask questions prior to presenting them with the final RFQ. They are hoping to select a person to put together a detailed project proposal for the area. Staff wants a long range vision for the 48 acres that comprises the Downtown TIF expansion. They also want a more specific vision for the 12 acres the City is hoping to purchase from IU which is a part of the 48 acres.

Alano explained that there are two parts that relate to the 12 acres. 1) The redevelopment plan which will include subdividing the land into parcels that can then be sold to private developers. 2) The infrastructure demands needed now and the infrastructure demands based on the larger vision for the land that will provide recommendations on what utilities need upgraded and prioritizing the phasing in of the infrastructure.

Alano said the other key items are the resource analysis and the market feasibility study that is important in guiding them on meeting office space demands for the Technology Park. It will include incubator feasibility as well as adding more office space.

Alano noted that because it is a huge scope of work in the RFQ, but they may split out the resource analysis and market study, but the selected firms would then have to collaborate together on the project.

West stated the RFQ is asking for consulting help on property that they do not yet own or have any control over except through the zoning ordinances. Alano said they didn't view it any differently than a neighborhood plan – they want the long-range vision for the 48 acres and to have something tailored to the City's vision for the CTP. It could be the plan will confirm what's in the UDO's Showers Technology overlay, but adding some newer market information to it.

West said his concern is that unless you're ready to amend the UDO, it sounds like the County's comprehensive plan where they are passing judgment without property owners' input. Alano said she hopes the scope of work would have stakeholders as well as larger community input.

Abbott said they looking at such items as infrastructure, but they are not trying to tell the adjacent property owners what they to do on their property. She does not see them trying to modify the UDO at least in the short-term, but they are interested in the infrastructure improvements needed outside the 12 acres.

Gentile if they are going to make a decision on whom to hire based on the selection packet or will they then send out an RFP. Alano their intent is to make a selection of a firm from this statement of qualifications. Abbott said this allows them to look at what they are proposing and compare it to what they have asked for. She said they are asking for specific types of market information on the demand for technology business office space, mixed use, potential green space and other public uses, how much office space should they be building for the next five to twenty years, and they want information regarding both affordable and senior housing information. They know the direction in which they want to go.

Szakaly said maybe getting too far ahead in this RFQ process by preparing this report could mean the people interested in investing might want more current information. Abbott said information could be updated.

West asked if they will be able to get partial releases when a developer buys a parcel(s) so the purchaser can get a clear title. Abbott explained the land will not be used for the collateral for the bond; the collateral will only be the revenue on the TIF. The property will be owned by the RDC – the Commission will be able to do releases to sell the properties. ????

Gentile asked the release time for the RFQ. Alano said they want to release the RFQ on April 11, 2011 and get responses back by May 16, 2011.

West said the requested information is huge and the response will be very expensive to put together. Alano said that was a concern, but they wanted to get everything out there in paper so it would be clear what was expected.

West asked that a member of the RDC be part of the interviewing process for the selection of the firm that will do the work.

Abbott asked the Commissioners to get any questions or comments to staff by the end of the month.

B. Request for HMAL Budget Increase for 2304 S. Rogers #29.

Abbott explained the budget for 2304 S. Rogers #29 came in over budget. She said they need a wheelchair ramp and widen the door to the home. The lowest bid came in at \$4,850 and the cap on trailers is \$3,500.

West asked if ramps are something done regularly and if so perhaps the cap should be increased. Abbott stated the cap was recently changed, but not every ramp comes in at the same price because the grade of the yard impacts the cost of the ramp. She said one of the changes was that the bids now have to be itemized. She explained that right now she is comfortable bringing increase requests to the RDC until she has data on the budget items. Abbott said she wants to know exactly what is being spent on accessibility.

Michael Gentile moved to approve the resolution. John West seconded the motion. The motion was unanimously approved.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date